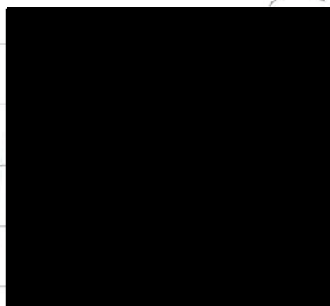


3352/1426

ychwanegw at
y gatresch safle wedd
amgen ?



25-3-2015.

DEAR SIR.

T35

JOINT POLICY UNIT - ANGLESEY - GWYNEDD -
PROPOSED HOUSING DEVELOPMENT -
SITUATED IN CEMAES BAY ON LAND
KNOWN AS CEFN-WELYG FARM.

I OWN A PROPERTY ON Ffordd Caerdybi
to the REAR OF SAID PROPERTY PLOT ONE
IS DIRECTLY BEHIND.

I STRONGLY OPPOSE ANY DEVELOPMENT OF
HOUSING UPON PLOT ONE AND INDEED TO
INCLUDE THE OTHER PLOTS.

MY OBJECTIONS ARE BASED ON THE FOLLOWING CONCERNS.

HAVE BEEN AWARE FOR SOME TIME HOW THE VOLUME OF TRAFFIC HAS INCREASED UPON THE FFORDY FENIN ROAD. IT IS AFTER ALL A NARROW COUNTRY LANE.

SUGGESTION HAS BEEN MADE THAT ACCESS TO ANY DEVELOPMENT MAY GO INTO FFORDY FENIN. THIS PROPOSAL WOULD AGGRIVATE THE ISSUE FURTHER, WITH ENORMOUS CONCERN FOR THE NEARBY PRIMARY SCHOOL.

ISSUES REGARDING THE INFRASTRUCTURE ARE PARAMOUNT - SEWERAGE - DRAINAGE - COULD THE SCHOOL ACCOMODATE MORE PUPILS VERY MUCH DOUBTED.

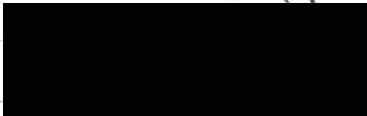
THE PROPOSED SITE IS AN AREA OF NATURAL
BEAUTY ITS WILDLIFE WOULD VANISH.

TO THE FRONT OF MY PROPERTY WE FACED
THE DEVELOPMENT OF THE MAGE CHAPEL
ESTATE. OUR LIVES HAD TO ADAPT EARLY
ONE FAMILY FELT FORCED TO MOVE AWAY
ANOTHER FAMILY ATTEMPTING LIKEWISE.
SO THE IMPACT WAS IMPORTANT TO A
QUANTITY OF LIFE.

THERE IS A STRONG FEELING WITH
EVERYONE LIVING CLOSE THAT ANY SOCIAL
HOUSING COULD DEVALUE OUR PROPERTIES.

THANK YOU FOR READING MY COMPLAINT
AND WOULD REQUEST YOU CONSIDER ITS
CONTENTS.

Yours faithfully .





CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

For office use only:

Representor No.

Date received:

Date acknowledged:

**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	THOMAS CONWAY	—
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

Question 2dd and 2e seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

If you want changes made to the Deposit Plan, please be as specific as you can. For example, if you want new text added, please set out the new text and explain where you would like it to go in the Deposit Plan and why. Similarly, if you want to add a new or amend a policy or a paragraph, please set out clearly the new text and explain where you think it should go in the Deposit Plan and why.

If you wish to delete a site that is allocated in the Deposit Plan or suggest amendments to it or you wish to propose a new site, please attach a 1:1250 or 1:2500 scale plan that clearly identifies the site boundaries. If you are proposing a new site (one that is not included within the Deposit Plan) the comment form must be accompanied by a detailed site assessment in accordance with the Council's Candidate Site assessment methodology and the Sustainability Appraisal framework. The Candidate Site assessment methodology and the Sustainability Appraisal framework can be found on the Council's website at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

Further information about this matter can be obtained from the Joint Planning Policy Unit on **01286 685003** or on the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp in the leaflet 'Guidance about alternative sites'.

Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant Sustainability Appraisal information. This information must be consistent with the scope and level of detail of the Sustainability Appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness **separate forms should be completed for each representation**. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	All items relating to Cemaes
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	☒	☐	Supporting
			☐

2c. Please provide details of your representation on the Deposit Plan.
See attached documents dealing with 5 specific objections each identified separately. We object to the arbitrary extension of the boundary of Cemaes without prior notice and consultation with the Community, the Community Council, and all three Councillors for Trecelyn. All just for the convenience of the ACC Housing Department interventions - for which there was subversive deceitful consultation T35 is objected to - see papers These views represent those of the Ffordd y Ffryn and Llanysgubor Residents Group Please use additional sheet if necessary. Please state how many additional sheets have been used..... See Folder

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

See objections in the attached documents

2d. Please detail the changes you wish to see made to the Deposit Plan.

Cancel extension of Census Boundary
for T35

Cancel T35 proposed Affordable Housing
Development

Cease all developments in Census Bay until
the sewage works modifications and improvement
are completed. Then reassess all the Census & A sites
Candidate Sites and Rural Exception Sites must
have individual Planning Consents before inclusion
in any local Development Plan

2dd. Is the Deposit Plan sound?

Yes

☐

No

☐

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails?
(Please tick below). More details are provided at the back of this form.

Procedural				Consistency								Coherence & Effectiveness							
P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☐	CE	☐	CE	☐	CE	☐	CE	☐
												1	☒	2	☒	3	☒	4	☒

AR
R

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.

☐

I want to speak at a hearing session.

☒ YES

3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

As the topics raised in the submission
Demand presentation is necessary to ensure views of
Lindisford and surrounding are not manipulated by AEC

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination

☒ YES

Publish Inspector's report

☒ YES

Plan's adoption

☒ YES

If additional documents have been provided to support your representations, please list below:

Items 1, 2, 3, 4, and 5 in the attached folder

It is impossible to complete the Sustainability Appraisal
The consultation phase is inadequate for this purpose

Signed:

Dated: 30 March 2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015

REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

Thomas Robert (Rh-CTGC)

From: thomas.conway [REDACTED]
Sent: 09 March 2016 19:35
To: Thomas Robert (Rh-CTGC)
Subject: T35 FLOODING 26/12/2015

Dear Bob

Confirmation of T35 flooding on 26/12/2015

Composite picture of the 2 photographs combined with correct registration

At the bottom is our back garden wall about 5ft high

Direction of picture is roughly South.

Thank you

Tom Conway

From: [REDACTED]
Sent: 01 March 2016 22:24
To: Thomas Robert (Rh-CTGC)
Subject: FLOODING OF FIELD 7700 -IN T35 26/12/2015
Attachments: Listener-2.jpg; Listener-3.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Bob

Apologies for the delay in transmitting these pictures of the serious flooding of Field 7700 on 26/12//2015/
Field 7700 is part of T35.

The flooding was at least 600 mm deep at the boundary wall to our back garden and it extended more than 25 m into the field up the shallow field gradient.

Minor holes in our boundary wall structure allowed the flood waters to run through the wall into our back garden.

the path at the back of the former Telephone Exchange Building was flooded to 150mm with running water which then cascaded down the side of the building into the front garden and also into our private soak away between the two Telephone Exchange buildings.

This flooding is a regular occurrence in heavy rain. Our experience of this flooding behaviour goes back 32 years.

The Grwp Cynefin house building proposal places 3 pairs of semi-detached houses right in the middle of the flooding.

Hence this siting and distribution of houses is totally inadmissible. Houses should not be built in areas which are prone to flooding.

Please add this comment to our previous comments about T35 .

Thank you for your assistance on this matter

Yours Sincerely

Tom Conway
[REDACTED]



Alternative Sites Guidance

Sustainability Appraisal Matrix

Site Name: T35

Site Area: Fields #7700 = 1.36a, Field #6592 = 2.68a, Field #6700 = 2.14

SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	—	T35 will have a very negative effect on this SA Objective for the following reasons:- Loss of 6.18 acres countryside grazing land resulting in economic loss. It will also lead to the loss of 973 m of ancient established hedgerow and some trees together with consequent loss of hedgerow habitat of birds and small mammals. Resulting on long term permanent residual negative environmental effects. 7700 floods in heavy rain
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	—	T35 will have a very negative effect on this SA Objective as follows:- <i>End of bank</i> All community services and facilities - will be overcome and overloaded by:- 71 houses, 142 Cars, 142 Adults, & 156.2 Children. Proposed recreational area in dangerous position placing children at risk. Children also exposed to risk arising from casual passers by who would wish to harm children. Developer has made no provision for resources to maintain or supervise the recreational area. Cemaes sewage facilities inadequate to cope with T35. Major modifications required to increase the processing capacity. Ffordd y Felin is dangerous. Traffic to/from T35 at great risk of RTA when entering or leaving. Bus services to and from Cemaes inadequate to sustain economic development and not fit for purpose.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	— —	Proposed use of LPG as energy source causes CO2 emissions. Change services to Electricity E7 Split Tariff recommended. Flooding of bottom of Field # 7700 on site of affordable houses. T35 development associated with a Grwp Cymefin. ACC initiative to promote a Boundary change enclosing the 6.16 acres of Countryside. Owner of Fields # 6592 & 6700 does not intend to build houses on his land. The owner rents the fields for agricultural purposes. T35 will increase traffic causing unacceptable hazards on a dangerous road Congested area close to Primary School, and a busy cross road junction.
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	0 or ?	T35 could have a neutral effect on the Welsh Language. But, depending on the nature of the development, there is a danger of dilution of the Welsh Language. Recent experience has proved that developments of high value housing can result in 38.4 % of the houses being purchased by outsiders as second homes, and/or, holiday homes for letting. If the alternative Site SP 334 was developed solely for affordable houses - which are the type of houses in short supply - there will be a larger take up by local Welsh speaking people. This is because they are administered as rented houses by the Council or the Grwp Cynel Housing Association, and not available for sale on the open market.
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	0 or ?	T35 would have a neutral effect on this criteria. There are no historic or heritage sites within T35. None of the site is subject to historic or heritage protection of any type. T35 would have very detrimental effects on the local environment and have adverse effects on the views and vistas the local residents have enjoyed since the houses were built in 1919. T35 will seriously affect the privacy and amenity of the local residents. Most of the properties on Lon Ysgubor are the very long term homes of very elderly residents who have enjoyed this location for many years. This development discriminates against their peace and privacy. It is very intrusive. The proposing developers themselves stated that they would not wish to live with the consequences of the T35 Development.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	0	T35 is deemed to be neutral on this SA Objective criteria because it is a purely residential development. All the necessary Services and Utilities are available. See Service and Utility comments in SA Objectives 2, 3 & 4. There is no direct effect on employment. Affordable & non-affordable house were proposed for T35. The owner of Fields # 6592 & 6700 does not intend to build houses. These fields will continue to be used for agricultural purposes.
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	0	T35 is neutral on this SA Objective criteria because originally a mixed development of Affordable and Commercial Houses was proposed. The majority of services are available within 1km. All the public Utilities are available local to the development. A5025 road & Ffordd y Felin provide the local highways. The A5025 already has a heavy traffic load. This will progressively increase with the construction of Wylfa Newydd involving 9000 staff. Ffordd y Felin provides a serious hazard in respect of T35. Adoption of alternative Site SP 334 - Manora Extended is a viable option and is recommended to avoid these problems.
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	— —	T35 development proposal in its original entirety would have a serious negative effect on the immediate local landscape and Countryside. T35 site has high sensitivity in landscape terms. The land in T35 is not protected by any special ecological, geological, landscape, historical or cultural designation but that does not mean it should not be protected if alternative sites are available - see Alternative Site SP334 - Manora Extended. T35, because of its location and landscape outlook has an important value which is worthy of protection. It implicitly possesses visual, sensory, landscape, historical, environmental and wildlife value.

Sustainability Appraisal Matrix

Site Name: T35

Site Area: Fields # 7700, 6592 & 6760

SA Objective	Assessment	Summary
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	—	T35 is not a Brownfield site. Its previous use as grade 3 - 4 agricultural land excludes any possible risk of industrial or farming contamination. There would be an adverse impact in farming economic terms if the land was put to any alternative use. The T35 proposed development location is a greenfield site. The development of this site will lead to the loss of 6.18 acres of long established valuable productive Grade 3-4 agricultural land. It has been in active agricultural production since before the first 1:2500 maps were produced in 1889. There are no mineral assets on the T35 site. The land has always been used efficiently and economically for grazing.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	— —	Public Transport for Cemaes and Tregle is not for for purpose. Local public transport facilities fail to meet the needs of the Community. Cemaes residents learn very quickly that if they want to get anywhere reliably they have to provide their own transport. Cemaes is discriminated against and deprived of such a service. Every village community from Bangor to Amlwch is provided with an Arriva # 62 service every 30 minutes. The Lewis # 61 service from Amlwch to Holyhead and return via Cemaes is unreliable with an irregular service with wide intervals between services. There are no formal Connection arrangements with the Arriva 62. No employee of Wyifa ever regularly daily used a local Lewis or Arriva bus service to get to work for day work or shift work. A minimum service every 30 minutes is needed to support the Community.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)	— —	The T35 site contains an area of high flood risk. This is at the bottom of Field # 7700. Grwp Cynefin sited 6 Affordable Houses in the location of the regular flooding. Alternative siting is necessary. The best alternative is to use the Alternative Site SP 334 - Manora Extended. See diagram enclosed.

Thomas Conway

08/05/2016

2 of 2



Sustainability Assessment Anglesey Candidate Site T35.

We, the objectors to the proposed Candidate Site T35 development, suspect that collaboration between the Housing Association, Grwp Cynefin, their intended contractor, DU Construction, the land owner, Mr Gareth Taylor, a sub-contractor of DU Construction, and the Anglesey County Council Housing and Planning Departments, has lead to the special creation of this proposed Candidate Site T35.

The T35 Development is in long established open countryside. The Anglesey County Council involvement is to discretely cancel all the previous proposed Candidate Sites from the 2011 Local Development Plan using specious unsustainable reasons the justify the cancellation - answered and discounted by us in a previous submission

Anglesey County Council Housing and Planning Departments have subsequently collaborated to suddenly extend the Cemaes Village Boundary, without any local Consultation, so as to enclose the T35 Development so as to make it appear to the Inspector as though the development proposed is within the village Boundary. This is not the case.

The Llanbadrig Community Council were not informed, nor Consulted in advance of the village Boundary Extension before the issue of the JLDP 2016-2026. I was responsible for informing the Llanbadrig Community Council of this boundary change when I addressed the Council on the JLDP issues at a routine monthly meeting in 2015.

It should be noted that part of the T35 Candidate Site development includes Field # 7700 which backs on to my back garden wall, (Hafod y Coed, Lon Ysgubor), which comprises part of the actual current village boundary. Field # 7700 has been subject to 19 previous planning applications all of which have been rejected by Anglesey County Council on good and valid grounds which still apply. The last application which was rejected was in 1990. See my previous submission on this matter which included our objection to the 1990 proposed development. One of the Council grounds for rejection was that Field #7700 was in the "Countryside", i.e. an area colloquially known as the Green Belt". A term which is in common usage. It was recently quoted by Mr Cameron in one of his bellicosity speeches as "the Green Belt". will be safe with me.?

The T35 development will lead to the loss of a significant area of Grade 3 - 4 good quality grazing land. In our experience Fields 7700 = 1.36 acres, Field # 6593 = 2.68 acres, and Field # 6700 = 2.14 acres, a total of 6.18 acres have been used for sheep and cattle grazing by W. & W.J. Jones, brothers, for the whole of the period of our residence in Hafod y Coed since 1982 up to the time that the Field # 7700 was bought at Auction by Mr Gareth Taylor on 13 December 2013. Subsequent to the purchase use for grazing has ceased. This is a significant agricultural loss.

The development of the three fields referred to above will lead to the loss of long established and maintained hedgerows containing mature well established mature trees. The total loss of hedgerows amounts to 974 m for the three fields.

The field systems referred to above for the three fields 7700, 6593, & 6700, and all the remaining long established field hedgerow system of Anglesey have existed for more than 127 years. The field hedgerow systems referred to are defined exactly as they are today

in the first Ordnance Survey Map of scale 1: 2500 issued in 1889. (See copy of extract from a copy of the 1889 map which confirms the hedgerow field boundaries).

The Anglesey field systems are believed to be long well established before 1889. They are believed to be part of the ancient "Mam Cymru" field systems extending back to the 13th Century and before to Roman times. The Mam Cymru field system agricultural output was supported by the long established wind and water mills which were required to grind the cereals produced. Anglesey has an ancient history of Mills. For example there still exists a water mill at the beach boundary of Cestyll Garden near Cemlyn Bay, near Cemaes. It was established by the local Mill Society before 1985 that there had been a functioning water mill at the Cestyll site since the 13th Century.

It is concluded that any development in T35 will result in:-

Loss in hedgerow habitat amounting to approximately 1 km.

Consequent Loss in in hedgerow species of birds and small mammals.

Extinction of a substantial "Green Corridor".

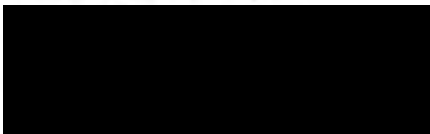
Long term permanent residual negative environmental effects and consequences.

Flooding.

At the bottom of Field # 7700 adjacent to the rear boundaries of the houses on Lon Ysgubor, viz:- Old Police Station, Lyndale, Hafod y Coed, Glanfa, & Llwyn Helyg, there is long established proof of flooding after heavy rainfall to a depth of 600 mm extending 25 m into the field from the boundary referred to. See proof in photograph of flooding which occurred after very heavy rainfall on 26/12/2015.

Thomas Conway

04/03/2016



Joint Anglesey/Gwynedd Development Plan 2016-2026

Sustainability Assessment Anglesey Candidate Site T35.



Objective # (1) - Maintain and enhance biodiversity interests etc.

We, the objectors to the proposed Candidate Site T35 development, suspect that collaboration between the Housing Association, Grwp Cynefin, their intended contractor, DU Construction, the land owner, Mr Gareth Taylor, a sub-contractor of DU Construction, and the Anglesey County Council Housing and Planning Departments, has lead to the special creation of this proposed Candidate Site T35. The Council are promoting this site to the total exclusion of any other viable alternative site. There is evidence of bias in this instance.

The T35 Development is in long established open countryside. The Anglesey County Council involvement is to discretely cancel all the previous proposed Candidate Sites from the 2011 Local Development Plan using specious unsustainable reasons the justify the cancellation - answered and discounted by us in a previous submission

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The development of the three fields referred to above will lead to the loss of long established and maintained hedgerows containing mature well established mature trees. The total loss of hedgerows amounts to 974 m for the three fields.

The field systems referred to above for the three fields 7700, 6593, & 6700, and all the remaining long established field hedgerow system of Anglesey have existed for more than 127 years. The field hedgerow systems referred to are defined exactly as they are today in the first Ordnance Survey Map of scale 1: 2500 issued in 1889. (See copy of extract from a copy of the 1889 map which confirms the hedgerow field boundaries).

The Anglesey field systems are believed to be long well established before 1889. They are believed to be part of the ancient "Mam Cymru" field systems extending back to the 13th Century and before to Roman times. The Mam Cymru field system agricultural output was supported by the long established wind and water mills which were required to grind the cereals produced. Anglesey has an ancient history of Mills. For example there still exists a water mill at the beach boundary of Cestyll Garden near Cemlyn Bay, near Cemaes. It was established by the local Mill Society before 1985 that there had been a functioning water mill at the Cestyll site since the 13th Century.

It is concluded that any development in T35 will result in:-

- Loss in hedgerow habitat amounting to approximately 1 km.

- Consequent Loss in in hedgerow species of birds and small mammals.

- Extinction of a substantial "Green Corridor".

- Long term permanent residual negative environmental effects and consequences.

Flooding.

At the bottom of Field # 7700 adjacent to the rear boundaries of the houses on Lon Ysgubor, viz:- Old Police Station, Lyndale, Hafod y Coed, Glanfa, & Llwyn Helyg, there is long established proof of flooding after heavy rainfall to a depth of 600 mm extending 25 m into the field from the boundary referred to. See proof in photograph of flooding which occurred after very heavy rainfall on 26/12/2015.

Thomas Conway

04/03/2016



Précis # 1

T35 will have a very negative effect on this SA Objective for the following reasons:- Loss of 6.18 acres countryside grazing land resulting in economic loss. It will also lead to the loss of 973 m of ancient established hedgerow and some trees together with consequent loss of hedgerow habitat of birds and small mammals. Resulting on long term permanent residual negative environmental effects. 7700 floods in heavy rain in heavy rain.



Objective # (2) - Promote Community viability, cohesion, & health etc

T35 will have a very negative effect on this SA Objective for the following reasons:-
6.18 acres of land developed at the declared national standard rate of 15 houses per acre will produce 92.7 houses. This is excessive and unsustainable in the small Local Service Area of Cemaes.

However the JLDP allocates the Cemaes Local Service Area a target of 71 extra houses as a requirement provision for the plan period of 2016 - 2026. From a rough count of the houses listed in the Post Code Book there are nominally 666 houses in Cemaes & Tregele. This is a 10.7 % increase over 10 years. The position is exacerbated if the 15 houses per acre national target is pursued. This would create a 13.96 increase over 10 years. This increase takes no account of the independent effects of the associated Wylfa Newydd staff housing developments required to accommodate 9000 construction staff of which at least 1000 will be professional Engineers and Scientists. All these staff categories will require, and expect, a high standard of housing, environment, and facilities infrastructure to cater for their personal needs and preferences.

It is significant that in the instance of Wylfa Newydd the County Council has made no provision to repeat the former standard practice of providing at least two large Council House Estates available for renting by the Construction and Commissioning Engineers arriving to construct Wylfa Newydd. Only the private market of house construction and house sales is the only available housing source. At Bradwell and Dungeness A the Local Authority, assisted by state grants, provided two large Council house Estates for this purpose.

The effect of a T35 housing development of 93 houses of all types is:-

Additional private car transport of 2 cars per household = $93 \times 2 = 186$
(N.B. The Anwyl Affordable Homes Development in Amlwch provides 2 cars per house).

Additional School places demand for 2.2 children per house = $93 \times 2.2 = 204$.

The car exit and egress from T35 on to Ffordd y Felin is unsustainable and extremely dangerous. Ffordd y Felin is already recognised as a serious traffic hazard. The Council refused to provide a footpath on one side of Ffordd y Felin because it was the road was too dangerous. It was found necessary to provide speed ramps at regular intervals along the whole of road from the top of the hill to the A5025 roundabout. There is a very dangerous blind bend at Ty Ann about 60 m from the vehicle entrance to T35. This is the one and only access / egress point for T35.

The sewage output from the proposed 93 houses on T35 is unsustainable. The capacity of the existing Sewage Treatment Plant at Wylfa Head has already been exceeded. Welsh Water, the responsible water Authority have declared in writing that the T35 development is outwith the capacity of the existing sewage plant. It should be noted that the existing Cemaes village sewage output exceeds the capacity of the existing sewage plant. (See enclosed e-mail item from Mr Deewi Griffiths WW dated 20 March 2015),

At present, and for some time in the past years, to cater for this excess demand Welsh Water has had to regularly remove sewage from the sewage holding and pumping station tanks behind "Glandon" on the lower Little Beach Road. This sewage transfer takes place regularly by a Sewage Tanker which takes the sewage to the WW Treborth Sewage Plant at Bangor near Parc Menai. (See e-mail from Welsh Water on this matter.

Recreational Facilities

In the original design layout proposal published by Grwp Cynefin in 2014 the T35 development included 12 Affordable homes in Field # 7700 together with a recreation area for children located in the most dangerous area they could find. This ran right along the boundary of T35 with Ffordd y Felin. A car coming down the hill from the mill at speed, as is often the case, finds itself short of road after coming round the bend. As a consequence they cars hit the existing bank or wall and wobble down the road. With an open boundary as proposed the cars would leave the road and drive right across the children's recreational area. The proposed recreational area is dangerous and unsustainable.

It is true that a reasonable amount of Community Facilities are available within 1km, with the exception of a Supermarket and a Secondary School. Both of these facilities are available in Amlwch. However the increase in population of:-

142 Cars, 142 Adults, and 156.2 Children.

Will swamp and overcome the capacity of the available services. The Cemaes Surgery is couple the the Amlwch Surgery and served by the same 6 Doctors who rotate between both Surgeries. The Amlwch Surgery also caters for some patients from Benllech and Moelfre.

The Dental Practice is not a National Health Service Dental Practice. It is run entirely on a private basis. I is already running at full capacity.

There are no Banks in Cemaes. There are 2 Banks in Amlwch but if you are not a Barclays, or National Westminster, customer you have to travel 30 miles to Bangor or 20 miles to Holyhead, or 16 miles to Llangefni for a Bank Service. There is a small, single position Post Office in the McColl's convenience store. Simple cash withdrawal transactions are possible but business "cashing in" with coins is not possible. This has to be done at a bank.

The reason there is so much use of private car transport in Cemaes is that the bus service is nor fit for purpose. It is a totally unsocial service unaffected by any demands or complaints. There has been no visible evidence of action from the Council ??? to improve this service. Suffice to say

Arriva # 62 service.

There are 3 early morning services from **Cemaes to Bangor** via Amlwch.

Times @ 07:16, 07:32, & 08:30

There are 3 late evening services from **Cemaes to Bangor** via Amlwch.

Times @ 18:53, 20:33, & 08:30

Otherwise, including the above, there are 25 services/day from **Amlwch to Bangor and**

Otherwise, including the above, there are 25 services/day from **Bangor to Amlwch.**

There are only 2 early morning services from **Amlwch to Cemaes** on weekdays.

Times not Saturday @ 07:04, & 08:16, Times Saturdays only @, 07:18, & 08:18
There are 3 late evening services from **Cemaes to Bangor** via Amlwch.

Times @ 18:53, 20:33, & 08:30

Nominally there is a # 62 service from **Bangor to Amlwch, & Amlwch to Bangor** every 30 minutes. This service needs to be extended to include Cemaes all through the day

For the remainder of the day it is necessary to travel to Amlwch to catch the # 62 to Bangor which operates every 30 minutes through the day including Sundays.

There is no # **62 service to Cemaes on Sunday.**

NB. There is no formal timetable arrangement connecting # 61 service to connect with any of the Arriva # 62 services throughout the day. Long waits for connections are involved.

Lewis # 61 Service

There is an irregular service from Amlwch to Holyhead, and Holyhead to Amlwch, via Cemaes throughout every weekday.

There are 8 service per day from Cemaes to Amlwch between 08:25 and 18:36.
There are no services after 18:36

There are 8 service per day from Amlwch to Cemaes between 06:55 and 18:12.
There are no services to Cemaes after 18:12

The # 61 service **does not connect connect** with any # 62 service to Bangor throughout any weekday

There is no # 61 service on Sunday.

To conclude:- the bus services to and from Cemaes are appalling. They are sub standard and not fit for purpose. It is no surprise to any new arrivals in Cemaes Bay to find that they have such a consumer unfriendly bus service. It is no wonder that the resident learn very quickly that if they want to get anywhere reliably they have to provide their own transport.

What is surprising is that every village community from Bangor to Amlwch is provided with an Arriva # 62 service every 30 minutes. Cemaes is discriminated against and deprived of such a service.

It is also true that no employee of Wylfa ever regularly daily used a bus service to get to work for day work or shift work. No bus service ever served wylfa over the life of the station from 1965 to date.

Also what is surprising is that the Anglesey County Council, and the appropriate Traffic Commissioner, (if there is such a person or authority) has ever spoken up for the residents of Cemaes in order to to secure such a reliable service. The Cemaes Community has been ill service on the matter of public transport over many years - over the period 1968 to date in my personal experience.

Thomas Conway

04/03/2016

Précis

T35 will have a very negative effect on this SA Objective for the following reasons:-
All community services and facilities :-will be overcome and overloaded by:-
71 houses, 142 Cars, 142 Adults, & 156.2 Children. The proposed recreation area is in a dangerous position placing children at risk. Children are also exposed to risk arising from casual passers by who would wish to harm children. The Developer has made no provision for resources to maintain or supervise the recreation area. The existing Cemaes Sewage Plant inadequate to cope with the T35 output. Major modifications are required to increase the processing capacity.
Ffordd y Felin is a dangerous road - hence the Speed Ramps. Traffic to/from T35 is at great risk of RTA when entering or leaving. The # 61 & # 62 Bus services to and from Cemaes are inadequate to sustain economic development and is not fit for purpose.

In order to accommodate the proposed development of 71 houses within T35 the **Cemaes village Boundary has been extended** to enclose the three fields involved. This makes it look as though the development is within the village, whereas, **in fact, the development is in the "Countryside"**



Joint Anglesey/Gwynedd Development Plan 2016-2026

Sustainability Assessment Anglesey Candidate Site T35.

Objective # (3) - Manage and reduce the impacts of Climate Change by promoting and supporting mitigation and adaptation measures

T35 will have a very negative effect on this SA Objective for the following reasons:-

The proposed developer of T35 Field # 7700, Grwp Cynefin has not indicated that any "Renewable Energy" facilities such as Solar Panels will be fitted in the proposed 12 Affordable homes in Field # 7700.

The developer proposes to install a Liquid Natural Gas for heating and cooking in the houses. The Electricity Supply will therefore be allocate solely to power sockets and lighting only.

It should be noted that Liquid Natural Gas produces CO₂. The UK National Climate Change Policy is to reduce CO₂ emissions wherever possible.

The site layout plan shows an open exposed installation of Liquid Natural/Petroleum Gas Tanks which are unprotected and openly accessible. These tanks present a fire and explosion hazard. This type of gas storage installation needs to be securely enclosed to exclude inappropriate access if there is no alternative source of energy. In this case Electrical Services are readily available and are recommended for use under all circumstances to avoid CO₂ emissions from alternative energy sources.

It is recommended that the Liquid Natural/Petroleum Gas Service is excluded from such developments and replaced with Electrical Services in the form of the Economy 7 Split Tariff for heating, cooking, lighting and other domestic services. This will be the most economical and environmentally friendly service for the householders

All Electric Services are the best to mitigate any Climate Change effects. It should be noted that the local electrical power services are provided by Wind Generators, and in the near future , by CO₂ free Nuclear Power generation from Wylfa Newydd.

Flooding.

At the bottom of Field # 7700 adjacent to the rear boundaries of the houses on Lon Ysgubor, viz:- Old Police Station, Lyndale, Hafod y Coed, Glanfa, & Llwyn Helyg, there is long established proof of flooding after heavy rainfall to a depth of 600 mm extending 25 m into the field from the boundary referred to. See proof in photograph of flooding which occurred after very heavy rainfall on 26/12/2015.

This flooding takes place in the precise area selected by Grwp Cynefin to site 6 Affordable Houses close to the Lon Ysgubor property boundaries

Effect on the Cemaes Boundary of the T35 Proposed Development

On the basis of the existing Llanbadrig/Cemaes Village Boundary the proposed development is immediately outside the Boundary. **i.e. It is in the "Countryside"**

(Continued over leaf)>

Effect on the Cemaes Boundary of the T35 Proposed Development (Continued)

19 previous Planning Applications for residential developments in Field # 7700 have been refused. The last Planning Refusal was in 1990. (See previously submitted paper which describes our objection to the 1990 Planning Application)

We believe that these refusals were justified because they were in **"the Countryside"**. Also we believe that the Anglesey County Council came to the same conclusion, to which they added the danger presented to access/egress to the site by the Ffordd y Felin traffic, and the fact that the development was outside the village boundary

The JLDP 2016-26 document includes a Candidate Site T35 which is drawn on the map to be inside an **"Extended Llanbadrig/Cemaes Village Boundary"** amounting to some 6.18 acres, or thereabouts.

This Boundary Extension was shown to the public in a formal Public Consultation Meeting arranged jointly by Anglesey County Council Housing Department and Grwp Cynefin in the Cemaes Village Hall on 16 December 2014. The Grwp Cynefin Engineer responsible presented a drawing on which the extended Boundary had been drawn on by hand. Neither then, nor subsequently to date, has there been any Public Consultation arranged by Anglesey County Council to discuss the need, or acceptability, or purpose, or justification, of such an extensive Boundary Extension. The aim of the meeting and the Boundary Extension appeared to be for the sole benefit of the developer.

It should be noted that at the time, and to date, we believe that Grwp Cynefin do not own the land proposed to be used for the proposed development. As and when Grwp Cynefin do own the land, if ever, they, as **the Developer will become liable for a 30% Overage Charge over a period of 30 years in respect of the value on any development.**

Accessibility of T35 from the public highway viz:- Ffordd y Felin

The car exit and egress from T35 on to Ffordd y Felin is unsustainable and extremely dangerous. Ffordd y Felin is already recognised as a serious traffic hazard. The Council refused to provide a footpath on one side of Ffordd y Felin because it was the road was too dangerous. It was found necessary to provide speed ramps at regular intervals along the whole of road from the top of the hill to the A5025 roundabout. There is a very dangerous blind bend at Ty Ann about 60 m from the vehicle entrance to T35. This is the one and only access / egress point for T35.

We believe that the Anglesey County Council came to the conclusion in 1990. Reference was made to the danger presented to access/egress to the site by the Ffordd y Felin traffic.

Thomas Conway

08/03/2016

Précis - A Amended and reduced

Proposed use of LPG as energy source causes CO2 emissions.

Change services to Electricity E7 Split Tariff recommended.

Flooding of bottom of Field # 7700 on site of affordable houses.

T35 development associated with a Grwp Cynefin. ACC initiative

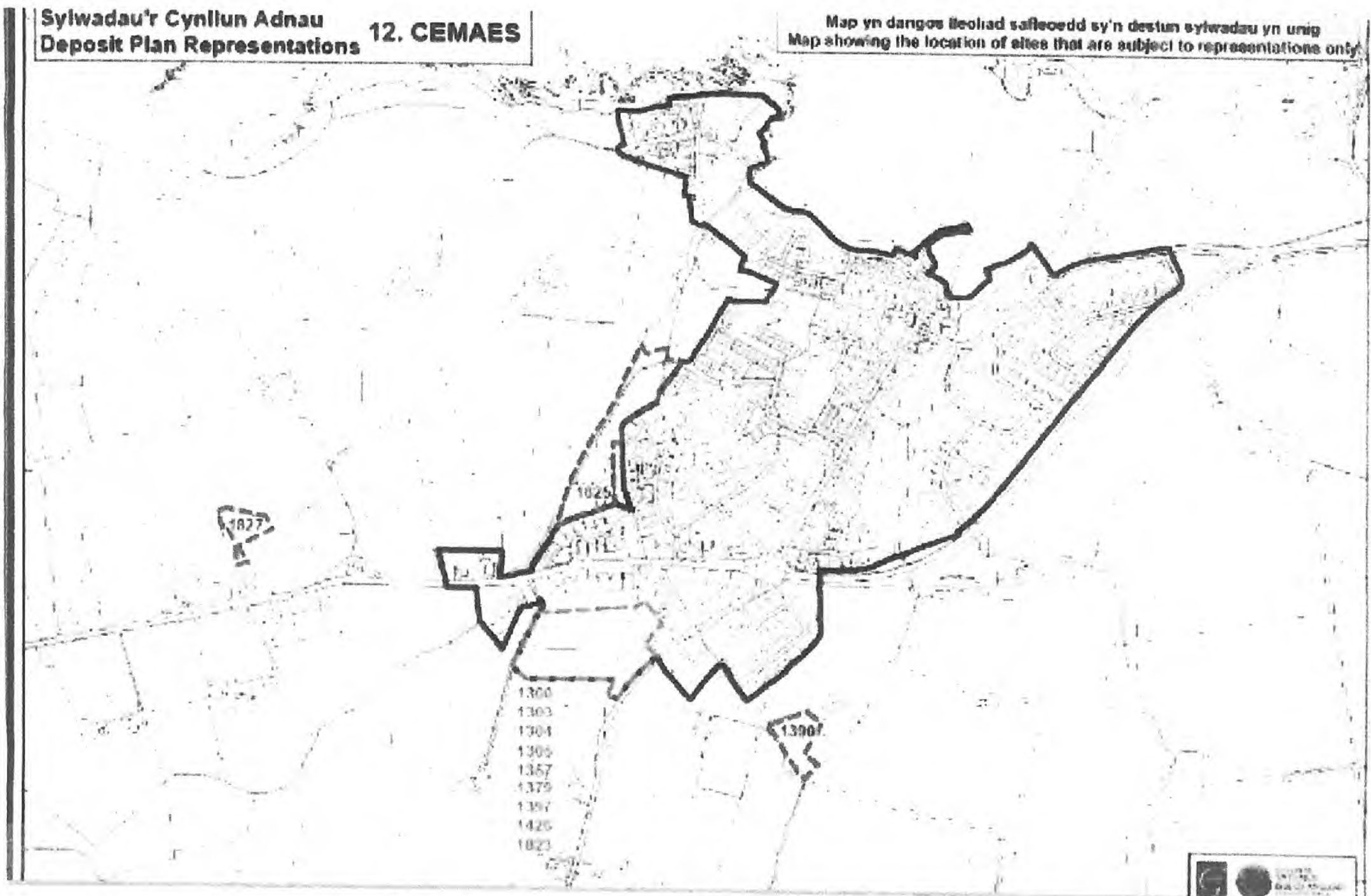
to promote a Boundary change enclosing the 6.16 acres of Countryside.

Owner of Fields # 6592 & 6700 does not intend to build houses on his land.

The owner rents the fields for agricultural purposes.

T35 will increase traffic causing unacceptable hazards on a dangerous road.

Congested area close to Primary School, and a busy cross road junction.





Objective # (4) - Conserve Promote and enhance the Welsh Language

It is assessed that T35 could have a neutral effect on the Welsh Language

T35 is on the fringe of the village and immediately outside the existing Llanbadrig/Cemaes village boundary. The JLDP T35 incorporates a proposal to extend the existing village boundary so as to enclose the T35 development

In the current known circumstances any future development of T35 will be limited to Field # 7700 = 1.36 acres. A better alternative site offering sufficient room to accommodate the 71 houses promoted in the JLDP is expanded Site SP334 - (Manora) located immediately West of the existing Maes Cynfor Council House Estate which provides a prepared access to the potential development site.

All the basic service facilities required by future residents are located within 1km of T35 with the exception of:-

- Supermarkets:- - 6 miles, and 16 miles away
- Banks:- - 6 miles, and 16 miles away
- Secondary School:- - 6 miles, 11 miles (Welsh only). and 16 miles away
- Hospitals:- - Major + A & E 30 miles away
- Minor + Minor Injuries Unit 16 miles away
- Dentist:- - Not NHS Dentist. Private Patients only
- NHS Dentist - 16 miles and 25 miles away.
- Post Office:- - Cemaes only one counter and limited service
- Crown Post Office - 16 miles and 30 miles away
- Religious Observance:- 2 C in W, 1 RC, 3 NC Chapels
- Library:- - Local and 6 miles away
- Recreation Ground:- Central In the village

A large housing development such as that proposed by T35 will place unsustainable demands on:- (1). the Primary School - already full and needing more accommodation and (2). the Surgery - joint with Amlwch, with a Patient List of 11,000 people. Access to remote services is difficult because of the non connecting # 61 & # 62 bus services. These bus services are not fit for purpose. Contracts need major revision.

Depending on the nature of the development there is a danger of further dilution of the Welsh Language.

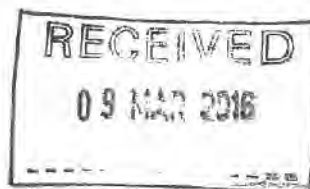
Recent experience has proved that developments of high value housing can result in 8 in 22 = **36.4 % of the houses being purchased by outsiders as second homes and/or holiday homes for letting.** (See our Housing Survey supplied)

If the alternative Site SP 334 was developed solely for affordable houses - which are the type of houses in short supply - there will be a larger take up by local Welsh speaking people. This is because they are administered as rented houses by the Council or the Grwp Cynefin Housing Association, and not available for sale on the open market.

Précis

T35 could have a neutral effect on the Welsh Language. But, depending on the nature of the development, there is a danger of dilution of the Welsh Language.

Recent experience has proved that developments of high value housing can result in 36.4 % of the houses being purchased by outsiders as second homes, and/or, holiday homes for letting. **If the alternative Site SP 334 was developed solely for affordable houses - which are the type of houses in short supply - there will be a larger take up by local Welsh speaking people.** This is because they are administered as rented houses by the Council or the Grwp Cynefin Housing Association, and not available for sale on the open market.



Objective # (5) - Conserve Promote and Enhance Cultural Resources and Historic Heritage Assets

It is assessed that T35 would have a neutral effect on this criteria. There are no historic or heritage sites within T35. Non of the site is subject to historic or heritage protection of any type.

The proposed development of the T35 would have very detrimental effects on the local environment and have adverse effects on the views and vistas which the the local residents have enjoyed since the houses were built in 1919. There is an open vista to the Ffordd y Felin Mill and Mynydd y Garn. A pleasant outlook which does not need to be disturbed.

It has to be pointed out that the properties on Lon Ysgubor are the very long term homes of the elderly residents who have enjoyed this location for many years. Miss Gwen Jones of Glanfa has lived in the house since it was constructed in 1919. 6 residents are over 80, some are over 90.

The development proposed by Grwp Cynefin was a disgraceful, insensitive, and unnecessary, visual intrusion on the peace of mind of the residents of Lon Ysgubor. The proposal was unprofessional, and we believe done deliberately to upset the residents. The Council and Grwp Cynefin representatives were totally insensitive to the siting criticism reported to them

6 of the semi-detached affordable houses were planned to be build in the potential flood area only 12 m from the rear boundary wall of the Lon Ysgubor houses. This was grossly intrusive, insensitive, and unnecessary. There was plenty of room to site them elsewhere on the site

The environment which exists now for the residents of Lon Ysgubor is their Heritage. This, and the Countryside must be preserved at all costs. SP334 Extended is available.

Thomas Conway

06/03/2016

Précis # 5

T35 would have a neutral effect on this criteria. There are no historic or heritage sites within T35. Non of the site is subject to historic or heritage protection of any type. T35 would have very detrimental effects on the local environment and have adverse effects on the views and vistas the local residents have enjoyed since the houses were built in 1919. T35 will seriously affect the privacy and amenity of the local residents Most of the properties on Lon Ysgubor are the very long term homes of very elderly residents who have enjoyed this location for many years. This development discriminates against their peace and privacy. It is very intrusive. The proposing developers themselves stated that they would not wish to live with the consequences of the T35 Development.

A handwritten signature in dark ink, appearing to be the letters "TC" in a stylized, cursive script.



Objective # (6) - Support Economic Growth & facilitate vibrant, diversified economy providing local employment opportunities

It is assessed that T35 be neutral on this criteria because it is a purely residential development.

The A5025 road and Ffordd y Felin provide the local highway facilities. The A 5025 already has a heavy traffic load. This will progressively increase with the construction of Wylfa Newydd involving 9000 staff.

Ffordd y Felin also provides a serious hazard in respect of T35. See SA Objectives # 2 & 3 regarding Traffic problems and hazards. Adoption of alternative Site SP 334 - Manora Extended is recommended too avoid this problem

See SA Objectives # 2 & 4 regarding Services accessibility. Many important local services are available within 1km

The availability and proximity of utilities is as follows:-

Gas:- Mains Gas is not available in Cemaes. Bottled gas services are available.

Water :- Water mains are directly available in Ffordd y Felin.

Sewage:- There are main sewage mains in all the local major roads.

BUT :- The current sewage processing plant is unable to process any new sewage output until major plant modification take place. There is no date available for the start, extent, and completion of the required sewage modifications.

Telecommunications:- Fast fibre optic Broadband Service is available in Cemaes. The nearest Terminal Cubicle is located in Lon Ysgubor.

Electricity:- In Cemaes Electricity Services are provided by overhead cables from a local pole distribution array. The local area is divided into sections served by local mini sub-stations. The Main Cemaes Sub-station is located at the bottom of School Lane.

Thomas Conway

07/03/2016

Précis # 6

A handwritten signature in dark ink, consisting of the letters "TC" in a stylized, cursive-like font.

T35 is deemed to be neutral on this SA Objective criteria because it is a purely residential development. All the necessary Services and Utilities are available. See appropriate comments in SA Objectives 2, 3 & 4. There is no direct effect on employment.

From: GriffithsDewi [REDACTED]
Date: 20 March 2015 09:44:28 GMT
To: Conway Tom [REDACTED]
Cc: "(Rh-CTGC) Bob Thomas" <BobThomas@gwynedd.gov.uk>
Subject: RE: WELSH WATER - re CEMAES SEWAGE PROBLEM(S) & JLDP 2016-2026

Dear Dr Conway

Thank you for your email regarding Cemaes. There is one proposed housing allocation identified for Cemaes within the JLDP consultation document, site T35, for 60 dwellings. This site falls within the catchment area served by Cemaes Wastewater Treatment Works (WwTW), as opposed to Treborth WwTW which serves the Bangor area. Welsh Water will be making representations to the Council on all the proposed sites within the Deposit JLDP, including the proposed site at Cemaes.

Welsh Water aim to ensure that sufficient infrastructure exists to accommodate domestic development, however where deficiencies are identified we look to resolve these through capital investment in our Asset Management Plans (AMP). There is currently a study being undertaken to establish the available capacity at Cemaes WwTW and should the study conclude that investment is required to accommodate growth then Welsh Water can schedule improvements to the WwTW in forthcoming AMPs.

We are currently beginning the AMP6 programme which covers investment for the period 2015-2020, this will be followed by AMP7 for the investment period 2020-25, and AMP8 for 2025-2030. The Anglesey and Gwynedd JLDP has a timeframe that runs until 2026, therefore any investment required at Cemaes WwTW can be scheduled into future AMPs. Where specific infrastructure improvements are required to allow a development site to proceed, but where there are no current plans for investment through the AMP, there are provisions available for developers to make financial contributions, via planning obligations under the provisions of S106 Town & Country Planning Act 1990, to secure the necessary improvements.

With regards to the issues on the site areas and names this will need to be put to the Local Authority for comment.

I trust this information is useful in explaining Welsh Water's role in the Local Plan process.

Regards
Dewi Griffiths
Forward Plans Officer

From: Conway Tom [REDACTED]
Sent: 18 March 2015 15:22
To: GriffithsDewi
Cc: "(Rh-CTGC) Bob Thomas"
Subject: WELSH WATER - re CEMAES SEWAGE PROBLEM(S) & JLDP 2016-2026

To:- [REDACTED]

From :- Dr Tom Conway

Subject:- WELSH WATER - re CEMAES SEWAGE PROBLEM(S) & JLDP 2016-2026

Your contact details have been provided by Mr Bob Thomas of the Joint LDP 2016-2026 Team to assist me in contacting an appropriate person in Welsh Water who can help me with my present search for information.

My searches relate to an entry in the JKpoint Local Development plan Document:- Topic Paper 1A:- Assessing the Candidate Sites.

Cemaes is referred to on Page 50 of this document in a table containing 4 entries and 2 late submissions.

In the 3rd entry:- Site SP926 it states that this land is adjacent to "Brookside Garage" - which is not true

The land adjacent to Brookside Garage is designated Field 4800 on the 1:2500 Ordnance Survey Map of this part of Cemaes. The O.S Map lists the field as 0.525 Ha, or 1.3 acres.

SP926 is listed as 3.07 Hectares which is also not true. (3.07 ha = 7.58 acres)

SP 926 is also listed as having a frontage on Ffordd y Felin which is also not true.

SP926 is also listed as having a sewage disposal problem which was quoted to necessitate modifications at Treborth

Sewage Treatment Plant in Bangor. This is not true either. It transpires that the problem is due to the lack of processing capacity of the Cemaes Sewage Treatment Plant located adjacent to Wylfa Power Station CW Outfall.

The result of all these items of confusion in the LDP is that I want to "talk turkey", i.e openly and transparently with someone in Welsh Water who is an Engineer who is actually responsible for processing sewage in Cemaes Bay and is prepared to provide accurate and truthful information, openly without prejudice, which is understandable, about the Cemaes Sewage problems whatever they are. This information is directly related to what could, or could not happen, under the Local Development Plan.

It is essential that the members of the local community are made aware of this information.

I am preparing an objection to a development in Cemaes Bay the information I need is key to that submission.

I would be grateful for any assistance you are able to provide.

[Redacted signature block]

Thank You

Dr Tom Conway

Begin forwarded message:

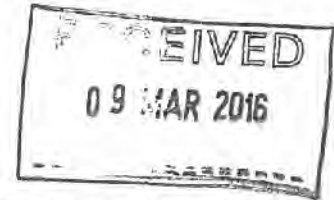
From: "Thomas Robert (Rh-CTGC)" <BobThomas@gwynedd.gov.uk>
Date: 17 March 2015 16:44:11 GMT
To: 'Conway Tom' [REDACTED]
Subject: Welsh Water Contact

Dear Mr Conway

If you could outline what matter you wish to discuss with Welsh water to the following email [REDACTED] he will ensure that the relevant person is available to respond to your query / discuss the matter with you.

Regards
Bob

Bob Thomas
Arweinydd Tim (Tai a Chymunedau)
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit
Swyddfa Cyngor Dinas Bangor City Council Offices
Bangor
Gwynedd
LL57 1DT
(01286) 685 000
(Mewnol - Est 7000)



Objective # (7) - Provide Good quality housing, including Affordable Housing that meets local needs

It is assessed that T35 IS neutral on this criteria because originally a mixed development of Affordable and Commercial Houses was proposed. The JLDP proposed that Cemaes could accommodate 71 houses. T35 as proposed by ACC & Grwp Cynefin in a Public Consultation Meeting in Cemaes Village Hall on 16 December 2014 comprised 12 affordable houses in 6 pairs of semi detached houses in Field # 7700. (See our report to ACC dated 15 December 2014), together with 59 Commercial Houses located in Fields # 6592 & 6700.

In a Public Auction conducted by Jones Peckover at Menai Bridge on 6 May 2015 the Fields # 6592 6700 were purchased. The purchase carried a liability of an Overage Charge of 40% over 30 years based on the assessed increase in market value of any planning approval for housing or commercial development, or completed development.

We believe that the new owner of Fields # 6592 & 6700 does not intend to build houses. These fields will continue to be used for agricultural purpose. Hence the land in Fields # 6592 & 6700 is not currently available for housing construction.

The A5025 road and Ffordd y Felin provide the local highway facilities. The A 5025 already has a heavy traffic load. This will progressively increase with the construction of Wylfa Newydd involving 9000 staff. The car exit and egress from T35 on to Ffordd y Felin is unsustainable and extremely dangerous.

Ffordd y Felin is already recognised as a serious traffic hazard. The Council refused to provide a footpath on one side of Ffordd y Felin because it was the road was too dangerous. It was found necessary to provide speed ramps at regular intervals along the whole of road from the top of the hill to the A5025 roundabout. There is a very dangerous blind bend at Ty Ann about 60 m from the vehicle entrance to T35. This is the one and only access / egress point for T35.

Adoption of alternative Site SP 334 - Manora Extended id recommended to avoid this problem

Utilities - accessibility. All utilities are available. The availability and proximity of utilities is as follows:-

Gas:- Mains Gas is not available in Cemaes. Bottled gas services are available.

Water :- Water mains are directly available in Ffordd y Felin.

Sewage:- There are main sewage mains in all the local major roads.

BUT :- The current sewage processing plant is unable to process any new sewage output until major plant modification take place. There is no date available for the start, extent, and completion of the required sewage modifications.

Telecommunications:- Fast fibre optic Broadband Service is available in Cemaes. The nearest Terminal Cubicle is located in Lon Ysgubor.

Objective # (7) - (Continued)

6Electricity:- In Cemaes Electricity Services are provided by overhead cables from a local pole distribution array. The local area is divided into sections served by local mini sub-stations. The Main Cemaes Sub-station is located at the bottom of School Lane.

All the basic service facilities required by future residents are located within 1km of T35 with the exception of:-

- Supermarkets:- - 6 miles, and 16 miles away
- Banks:- - 6 miles, and 16 miles away
- Secondary School:- - 6 miles, 11 miles (Welsh only). and 16 miles away
- Hospitals:- - Major + A & E 30 miles away
- Minor + Minor Injuries Unit 16 miles away
- Dentist:- - Not NHS Dentist. Private Patients only
- NHS Dentist - 16 miles and 25 miles away.
- Post Office:- - Cemaes only one counter and limited service
- Crown Post Office - 16 miles and 30 miles away
- Religious Observance:- 2 C in W, 1 RC, 3 NC Chapels
- Library:- - Local and 6 miles away
- Recreation Ground:- Central In the village

A large housing development such as that proposed by T35 will place unsustainable demands on:- (1). the Primary School - already full and needing more accommodation and (2). the Surgery - joint with Amlwch, with a Patient List of 11,000 people. Access to remote services is difficult because of the non connecting # 61 & # 62 bus services. These bus services are not fit for purpose. Contracts need major revision.

There are no adverse impacts arising from T35. There is no conflicting land use. The site is totally unsuitable for development because it is in the Countryside and an Alternative site - SP 334 Manora Extended is available and entirely suitable for housing developments.

Thomas Conway

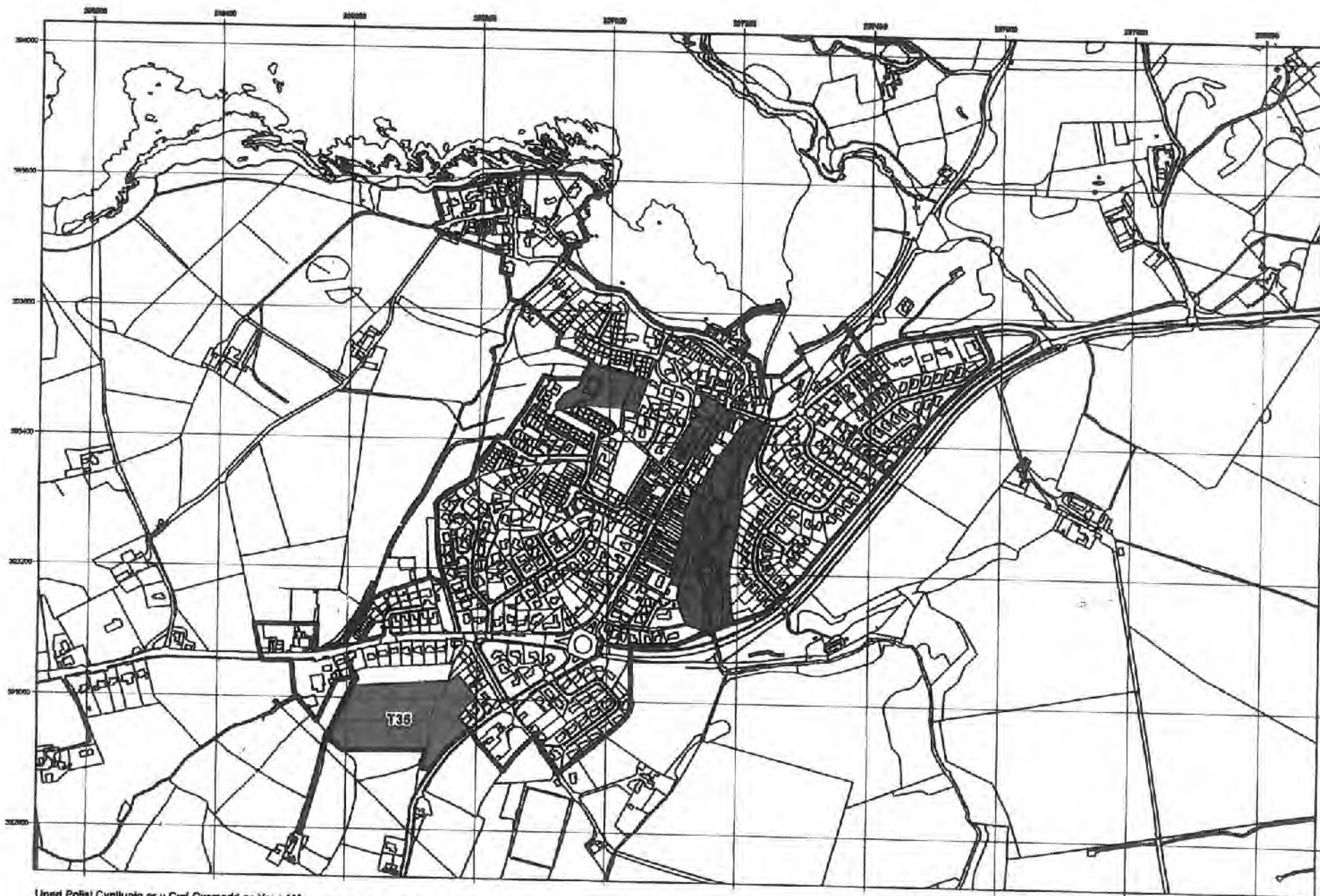
07/03/2016

Précis # 7

T35 is neutral on this SA Objective criteria because originally a mixed development of Affordable and Commercial Houses was proposed. The majority of services are available within 1km. All the public Utilities are available local to the development. A5025 road & Ffordd y Felin provide the local highways. The A 5025 already has a heavy traffic load. This will progressively increase with the construction of Wylfa Newydd involving 9000 staff. Ffordd y Felin provides a serious hazard in respect of T35. Adoption of alternative Site SP 334 - Manora Extended is a viable option and is recommended to avoid these problems.

TC

[illegible]



Uned Polisi Cynllunio ar y Cyl Gwynedd ac Ynys Môn
Anglesey and Gwynedd Joint Planning Policy Unit.

Cynllun Adnau / Deposit Plan 2015

▲
G/N
1:5000

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Cynllun Datblygu Lleol ar y Cyd Joint Local Development Plan



**CYNGOR SIR
YNYS MON
ISLE OF ANGLESEY
COUNTY COUNCIL**

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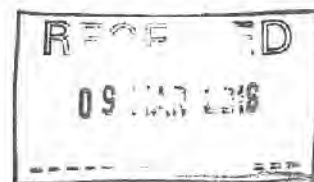
Cyfeirnod/ Reference	: SP334
Enw'r Safle / Site Name	: Tir yn / Land at Manora
Lleoliad / Location	: Cemaes Bay
Cyfeirnod Grid / Grid Reference	: 367 933
Maint (ha) / Size (ha)	: 1.43
Defnydd â Awgrymir / Suggested Use	: Tai / Housing

Extens...

SP334

T35

Ysgol Gynradd Cemaes



Objective # (8) - Value, conserve and enhance the plan area's rural landscapes and urban townscapes

It is assessed that the T35 development proposal in its original entirety would have a serious negative effect on the immediate local landscape and Countryside. An open vista of fields of agricultural activity, and a nearly a whole Kilometer of long long established field hedgerows which have been proven to exist my an 1889 map survey, and for a long time before that, would be destroyed. A beautiful view of Mynydd Garn rising in the West would be eliminated.

The privacy and amenity of the homes of the people living on Lon Ysgubor would be destroyed for ever because of totally tasteless design and layout. Even the development proposers admitted on 16 December 2014 that they would not like to live with such a development as the one proposed. Landscapes of this rarity require protection, not destruction.

There was no attempt to integrate the development in an appropriate and sensitive way into both the existing built environment and the open long established Countryside. I repeat that the Anglesey field systems are ancient long establish filed boundaries. They should not be destroyed in this proposed cavalier manner. See copy 1889 map enclosed.

The land in T35 is not protected by any special ecological, geological, landscape, historical, or cultural designation but that does not mean it should not be protected if alternative sites are available - see Alternative Site SP334 - Manora Extended.

T 35, because of its location and landscape outlook has an important value which is worthy of protection. It implicitly possesses visual, sensory, landscape, historical, environmental and wildlife value. There are may species of birds and small mammals which coexist with the local residents, and the traffic, which are worthy of protection by use of an Alternative Site of equivalent development potential.

The T35 site has high sensitivity in landscape terms. It is an important agricultural economic life providing grazing for animals and income for farmers who should not knowingly be deprived of a means of earning a living - 6.18 acres is 6.18 acres to any farmer. Development of T35 has a high potential for multiple residual negative effects. The 19 previous Planing Application Refusals by ACC signify this importance and the need for continued protection.

Transfer your attention to Alternative Site SAP 334 Manora Extended as previously recommended.

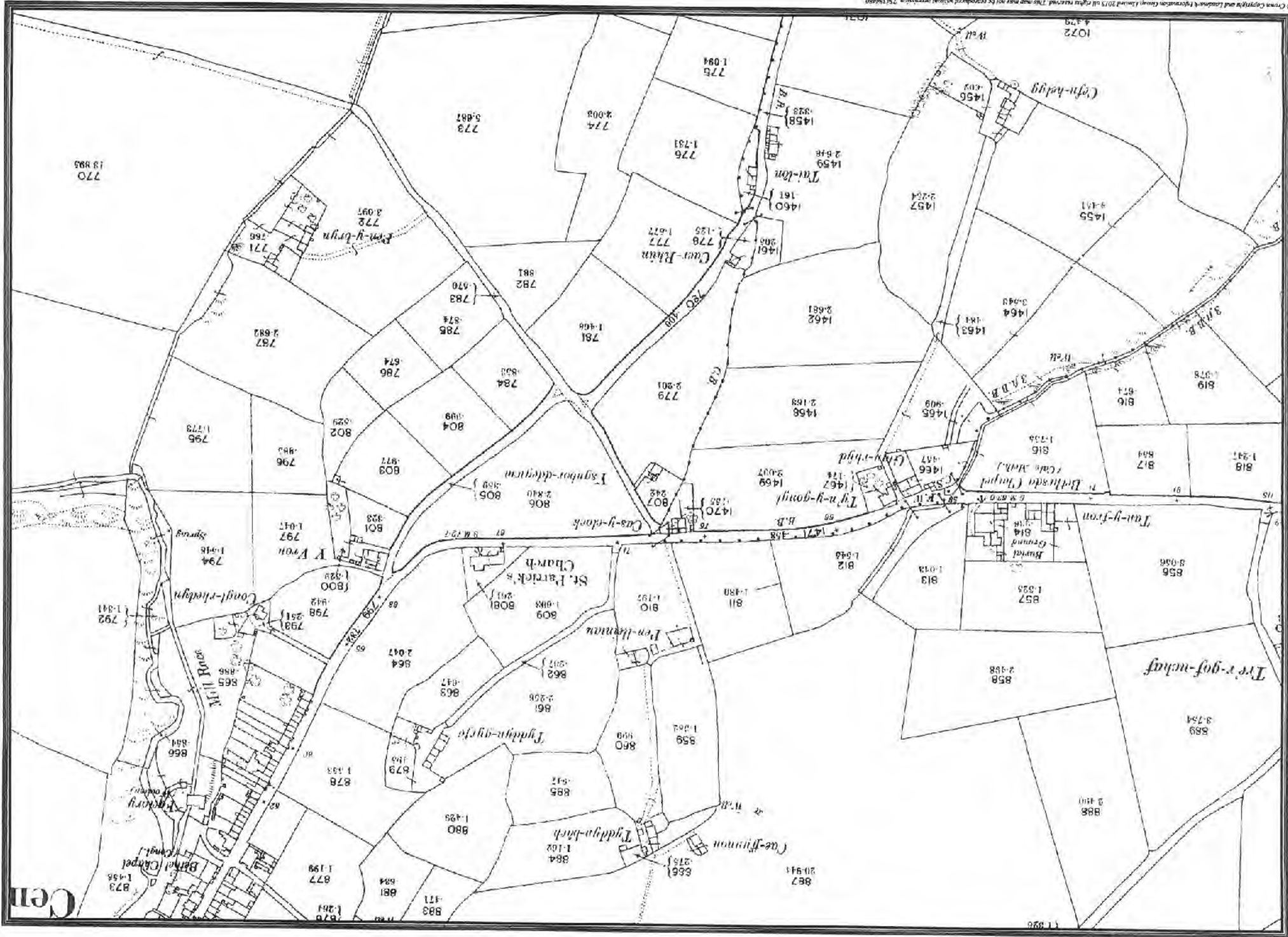
Thomas Conway

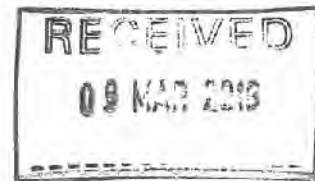
08/03/2016

TC

Précis # 8

T35 development proposal in its original entirety would have a serious negative effect on the immediate local landscape and Countryside. The T35 site has high sensitivity in landscape terms. The land in T35 is not protected by any special ecological, geological, landscape, historical, or cultural designation but that does not mean it should not be protected if alternative sites are available - see Alternative Site SP334 - Manora Extended. T 35, because of its location and landscape outlook has an important value which is worthy of protection. It implicitly possesses visual, sensory, landscape, historical, environmental and wildlife value.





Objective # (9) - Use land and mineral assets efficiently, and promote mechanisms for waste minimisation, reuse, and recycling

T35 is not a Brownfield site. Its previous use as grade 3 - 4 agricultural land excludes any possible risk of industrial or farming contamination. There would be an adverse impact in farming economic terms if the land was put to any alternative use. It is recommended that domestic housing is avoided and a suitable alternative site is used. Alternative Site SP 334 - Manora Extended is recommended for equivalent housing development

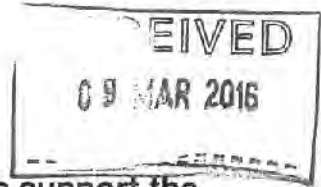
The T35 proposed development location is a greenfield site. The development of this site will lead to the loss of 6.18 acres of long established valuable productive Grade 3-4 agricultural land. It has been in active agricultural production since before the first 1:2500 maps were produced in 1889. See copy of 1889 map extract showing the current field system boundaries. Fields # 7700, 6592, & 6700 have been versatile and productive over the whole of the period since 1889 and for many centuries before that.

There are no mineral assets on the T35 site to the best of my knowledge. The land has always been used efficiently and economically for grazing. It has also had occasional use for arable farming in recent years. Its primary use is productive grazing and hay making. Waste recycling is not involved. Everything produced is used. The only material used on the land is animal manure deposits associated with grazing, and the annual application of fertiliser.

Précis # (9)

T35 is not a Brownfield site. Its previous use as grade 3 - 4 agricultural land excludes any possible risk of industrial or farming contamination. There would be an adverse impact in farming economic terms if the land was put to any alternative use. The T35 proposed development location is a greenfield site. The development of this site will lead to the loss of 6.18 acres of long established valuable productive Grade 3-4 agricultural land. It has been in active agricultural production since before the first 1:2500 maps were produced in 1889. There are no mineral assets on the T35 site. The land has always been used efficiently and economically for grazing.

TC



Objective # (10) - Promote and enhance good transport links to support the Community and the Economy

The reason there is so much use of private car transport in Cemaes is that the bus service is not fit for purpose. It is a totally unsocial service unaffected by any demands or complaints. There has been no visible evidence of action from the Council ??? to improve this service. Suffice to say

Arriva # 62 service.

There are 3 early morning services from **Cemaes to Bangor** via Amlwch.

Times @ 07:16, 07:32, & 08:30

There are 3 late evening services from **Cemaes to Bangor** via Amlwch.

Times @ 18:53, 20:33, & 08:30

Otherwise, including the above, there are 25 services/day from **Amlwch to Bangor** and

Otherwise, including the above, there are 25 services/day from **Bangor to Amlwch**.

There are only 2 early morning services from **Amlwch to Cemaes** on weekdays.

Times not Saturday @ 07:04, & 08:16, Times Saturdays only @, 07:18, & 08:18

There are 3 late evening services from **Cemaes to Bangor** via Amlwch.

Times @ 18:53, 20:33, & 08:30

Nominally there is a # 62 service from **Bangor to Amlwch**, & **Amlwch to Bangor** every 30 minutes. This service needs to be extended to include Cemaes all through the day

For the remainder of the day it is necessary to travel to Amlwch to catch the # 62 to Bangor which operates every 30 minutes through the day including Sundays.

There is no **# 62 service to Cemaes on Sunday**.

NB. There is no formal timetable arrangement connecting # 61 service to connect with any of the Arriva # 62 services throughout the day. Long waits for connections are involved.

Lewis # 61 Service

There is an irregular service from Amlwch to Holyhead, and Holyhead to Amlwch, via Cemaes throughout every weekday.

There are 8 service per day from Cemaes to Amlwch between 08:25 and 18:36.

There are no services after 18:36

There are 8 service per day from Amlwch to Cemaes between 06:55 and 18:12.

There are no services to Cemaes after 18:12

The # 61 service **does not connect connect** with any # 62 service to Bangor throughout any weekday

There is no # 61 service on Sunday.

To conclude:- the bus services to and from Cemaes are appalling. They are sub standard and not fit for purpose. It is no surprise to any new arrivals in Cemaes Bay to find that they

Objective # (10) - (Continued)

have such a consumer unfriendly bus service. It is no wonder that the resident learn very quickly that if they want to get anywhere reliably they have to provide their own transport.

What is surprising is that every village community from Bangor to Amlwch is provided with an Arriva # 62 service every 30 minutes. Cemaes is discriminated against and deprived of such a service.

It is also true that no employee of Wylfa ever regularly daily used a bus service to get to work for day work or shift work . No bus service ever served wylfa over the life of the station from 1965 to date.

Also what is surprising is that the Anglesey County Council, and the appropriate Traffic Commissioner, (if there is such a person or authority) has ever spoken up for the residents of Cemaes in order to to secure such a reliable service. The Cemaes Community has been ill service on the matter of public transport over many years - over the period 1968 to date in my personal experience.

The local bus stops are conveniently located a short distance from the T35 and SP334 sites.

TheAnglesey Coastal Walk is 1.5 km from the T35 site. There are no formal cycle tracks in Cemaes Bay.

The local highways are adequate to deal with private road traffic arising but the T35 site faces a serious hazard with Ffordd y Felin.

Thomas Conway

08/03/2016



Précis # (10).T

The Public Transport links provided for Cemaes and Tregele are not for for purpose. The bus services to and from Cemaes are appalling. The local # 61 bus service is sub standard. The local public transport facilities fail to meet the needs of the Community.

The Arriva # 62 bus service operating every 30 minutes is ideal providing regular services in support of the Community. If this 30 minute Arriva # 62 service every 30 minutes was extended to Cemaes it would be ideal.

Any new arrivals in Cemaes Bay find that they have such a consumer unfriendly bus service that they give up and revert to private car transport. It is no wonder that the resident learn very quickly that if they want to get anywhere reliably they have to provide their own transport.

What is surprising is that every village community from Bangor to Amlwch is provided with an Arriva # 62 service every 30 minutes. Cemaes is discriminated against and deprived of such a service. The Lewis # 61 service from Amlwch to Holyhead and return via Cemaes is unreliable with an irregular service with wide intervals between services.

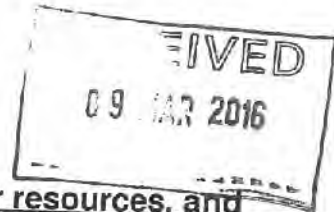
N.B There is no formal timetable arrangement to enable the # 61 service to connect with any of the Arriva # 62 services throughout the day. Long waits for connections are involved.

No employee of Wylfa ever regularly daily used a local Lewis or Arriva bus service to get to work for day work or shift work. No bus service ever served Wylfa over the life of the station from 1965 to date. The Lewis # 61 service does not even go the Holyhead Station. The train service to Chester has more and extended services than the Lewis bus service

It is surprising is that the Anglesey County Council, and the appropriate Traffic Commissioner, (if there is such a person or authority) has ever spoken up for the residents of Cemaes in order to to secure more reliable and connecting service. The Cemaes Community has been ill served on the matter of public transport over many years - over the period 1968 to date in my personal experience. A minimum service every 30 minutes is an immediate requirement to support the Community.

Joint Anglesey/Gwynedd Development Plan 2016-2026

Sustainability Assessment Anglesey Candidate Site T35.



Objective # (11) - Safeguard water quality, manage water resources, and Minimise Flood Risk

The T35 development contains a positive regular flood risk area. There are no surface nor groundwater protection facilities. T35 Field # 7700 is at the bottom end of a substantial hill gradient in which the rain water run off collects at the bottom of the Field # 7700 providing extensive flooding which increases with the duration of the rainfall.

The last flooding incident occurred on 26/12/2015. (See photograph enclosed).

Précis # (11)

The T35 site contains an area of high flood risk. This is at the bottom of Field # 7700.

Grwp Cynefin sited 6 Affordable Houses in the location of the regular flooding. Alternative siting is necessary. The best alternative is to use the Alternative Site SP 334 - Manora Extended. See diagram enclosed.

TC

Field # 7700 26/12/2015 TC





CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

For office use only:

Representor No.

Date received:

Date acknowledged:

**Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
Representation Form**

Data Protection

How your representation and the information that you give us will be used. All information submitted will be seen in full by the Joint Planning Policy Unit staff dealing with the Joint Local Development Plan (Joint LDP). Your name and comments as set out in your representation form will be published together with the Councils' response. This helps to show that the consultation was carried out properly. Please note that this form may also be made available to any Public Examination on the Joint LDP.

We would prefer that you submit your representations directly online. Alternatively, an electronic version of this form can be completed online at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp Separate forms should be completed for each comment that you wish to make.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp or you may photocopy this form. When making comments please use additional sheets as required clearly numbering each consecutive sheet.

PART 1: Contact details

	Your details/ Your client's details	Agent's details (if relevant)
Name	THOMAS CONWAY	—
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

Please set out your comments in Part 2 of this form. Use additional sheets of paper where necessary. **Separate forms should be completed for each comment** that you wish to make.

Question 2dd and 2e seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

If you want changes made to the Deposit Plan, please be as specific as you can. For example, if you want new text added, please set out the new text and explain where you would like it to go in the Deposit Plan and why. Similarly, if you want to add a new or amend a policy or a paragraph, please set out clearly the new text and explain where you think it should go in the Deposit Plan and why.

If you wish to delete a site that is allocated in the Deposit Plan or suggest amendments to it or you wish to propose a new site, please attach a 1:1250 or 1:2500 scale plan that clearly identifies the site boundaries. If you are proposing a new site (one that is not included within the Deposit Plan) the comment form must be accompanied by a detailed site assessment in accordance with the Council's Candidate Site assessment methodology and the Sustainability Appraisal framework. The Candidate Site assessment methodology and the Sustainability Appraisal framework can be found on the Council's website at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

Further information about this matter can be obtained from the Joint Planning Policy Unit on **01286 685003** or on the Council's web site at: www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp in the leaflet 'Guidance about alternative sites'.

Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant Sustainability Appraisal information. This information must be consistent with the scope and level of detail of the Sustainability Appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.

You should include all your comments on the Deposit Plan and set out your full case on the official form, using accompanying documents where necessary. If you seek more than one change and consider that the Deposit Plan fails to meet more than one test of soundness **separate forms should be completed for each representation**. Similarly, if your representation is in support of the Deposit Plan or individual elements of the Deposit Plan it would be helpful if separate representations were made. Please indicate if you are submitting other material to support your comments.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you have made in response to previous consultations. If you do not consider the Deposit Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Deposit Plan to meet one or more of the tests of soundness, please tell us which one(s).

Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	All items relating to Cemaes
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	☒	☐	Supporting
			☐

2c. Please provide details of your representation on the Deposit Plan.
See attached documents dealing with 5 specific objections each identified separately. We object to the arbitrary extension of the boundary of Cemaes without prior notice and consultation with the Community, the Community Council, and all three Councillors for Trecelyn. All just for the convenience of the ACC Housing Department interventions - for which there was subversive deceitful consultation T35 is objected to - see papers These views represent those of the Ffordd y Ffryn and Llanysgubor Residents Group Please use additional sheet if necessary. Please state how many additional sheets have been used..... See Folder

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

See objections in the attached documents

2d. Please detail the changes you wish to see made to the Deposit Plan.

Cancel extension of Census Boundary
for T35

Cancel T35 proposed Affordable Housing
Development

Cease all developments in Census Bay until
the sewage works modifications and improvement
are completed. Then reassess all the Census SA sites
Reassess all the Census SA sites
Candidate Sites and Rural Exception Sites must
have individual Planning Consents before inclusion
in any local Development Plan

2dd. Is the Deposit Plan sound?

Yes

☐

No

☐

2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails?
(Please tick below). More details are provided at the back of this form.

Procedural

Consistency

Coherence & Effectiveness

P1	P2	C1	C2	C3	C4	CE 1	CE 2	CE 3	CE 4
☐	☐	☐	☐	☐	☐	☒	☒	☒	☒

AR
R

Part 3: What Happens Next?

At this stage of the Joint LDP process, you can only make comments in writing (these are called 'written representations'). However, the Inspector may call on those who want to change the Plan to appear and speak to the Inspector at a 'hearing session' during the Public Examination. You should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.

☐

I want to speak at a hearing session.

☒ YES

3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

As the topics raised in the submission
Demand presentation is necessary to ensure views of
Lindisford and surroundings are not manipulated by AEC

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination

☒ YES

Publish Inspector's report

☒ YES

Plan's adoption

☒ YES

If additional documents have been provided to support your representations, please list below:

Items 1, 2, 3, 4, and 5 in the attached folder

It is impossible to complete the Sustainability Appraisal
The consultation phase is inadequate for this purpose

Signed:

Dated:

30 March 2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

Please do not forget to enclose any relevant documentation (e.g. a Sustainability Appraisal) with this form.

Completed representation forms should be returned to the Joint Planning Policy Unit at:

ONLINE – By completing the electronic form at www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp

BY EMAIL – planningpolicy@gwynedd.gov.uk

BY POST – By sending to: Joint Planning Policy Unit, 1st Floor, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

REPRESENTATION FORMS SHOULD BE RETURNED BY NO LATER THAN 5.00pm on the 31st March 2015

REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Test of Soundness

Test	Procedural Tests
P1	It has not been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which does not have regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It does not have regard to national policy.
C3	It does not have regard to the Wales Spatial Plan.
C4	It does not have regard to the relevant community strategy.
	Coherence and Effectiveness Tests
CE1	The plan does not set out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is not compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are not realistic and appropriate having considered the relevant alternatives and/or are not founded on a robust and credible evidence base.
CE3	There are no clear mechanisms for implementation and monitoring.
CE4	It is not reasonably flexible to enable it to deal with changing circumstances.

The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is "sound". This means that anyone who wants to comment on or object to the Deposit Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of "*showing good judgement*" and "*able to be trusted*". To assess the Deposit Plan we use 10 tests as set out above. The Deposit Plan will be examined by an independent Inspector appointed by the Welsh Government and it will be the Inspector's job to consider whether the Plan is sound.

Where you propose a change to the Deposit Plan you should therefore make clear which test(s) of soundness you believe the Deposit Plan fails. The tests are in 3 groups - 'Procedural' (2 tests); 'Conformity' (4 tests); and 'Coherence and Effectiveness' (4 tests). If you wish to comment on the way in which the Councils have prepared the Deposit Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Deposit Plan, it may help to look at the 'consistency' and the 'coherence and effectiveness' tests.

Sustainability Appraisal Matrix

See 1:2500 O.S. Map SH3693 - 3793 Extract dated 1974

Site Name: SP 334 MANORA EXTENDED NORTH (SEE DIAGRAM)

Site Area: Part of Fields: 6623, 7536, 8045, 8842, 8756.
Amounting to approximately 7 acres

SA Objective	Assessment	Summary
1. Maintain and enhance biodiversity interests and connectivity (SEA Topics: biodiversity, fauna, flora, soil)	++	Undeveloped, neglected rough, unmaintained Brown field site. Easy access suitable for Agricultural Access (2) via Hags. Easily mitigated risk of flooding. Cynifer
2. Promote community viability, cohesion, health and well being (SEA Topics: human health, population)	++	Easy access. Recreation area 100m close to Llanwrda. Facilities public house, pub, 2nd floor. School 300m. 2nd floor.
3. Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures (SEA Topics: climatic factors, air)	+	Minimise CO2 emissions by favouring electric generation houses. No gas services nearby.
4. Conserve, promote and enhance the Welsh language (SEA Topic: cultural heritage)	0	Affordable houses designated for local people. High probability of Welsh speaking occupying G. Mans Gynfu
5. Conserve, promote and enhance cultural resources and historic heritage assets (SEA Topic: cultural heritage)	+	No historic or heritage value in this site. Extension of high quality environment of Mans Gynfu. Enhance local culture.
6. Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities (SEA Topic: Population)	0	Highway adjacent. Proximity to anticipated close to all services 30m except education. School & Supermarket. Employment opportunities via Mans Gynfu
7. Provide good quality housing, including affordable housing that meets local needs (SEA Topic: population, human health)	++	Likewise a reasonable site for housing. All services close 300m. 2nd floor. Secondary school & large supermarket. Safe housing site & easy access via Mans Gynfu
8. Value, conserve and enhance the plan area's rural landscapes and urban townscapes (SEA Topics: landscape)	++	Development would regenerate a neglected unproductive Brownfield site. Affordable houses will have a positive impact on the area.
9. Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling (SEA Topic: material assets, soil)	++	Land neglected. Not cultivated for long time. Use of Brownfield site possible opportunity in land use for quality AH. The mineral assets.
10. Promote and enhance good transport links to support the community and the economy (SEA Topic: population, human health)	++	Site is close to public transport 200m and recreation area. Also Library 100m and all local services except Bank. Secondary School & Supermarket.
11. Safeguard water quality, manage water resources sustainability and minimise flood risk (SEA Topic: water, biodiversity)	++	Close to Sewage plant. 200m. No risk of flood. No evidence of flooding. But if there is a potential. Similar to the Mans Gynfu have no flood experience. Recent restoration channels of flood risk.

Joint Anglesey/Gwynedd Development Plan 2016-2026

Sustainability Assessment Anglesey Candidate Site SP 334 - Extended.

Objective # (1) - Maintain and enhance biodiversity interests etc.

See diagram and 1:2500 OS Map 3693 - 3793 (Extract) Dated 1974

We, the objectors to the proposed Candidate Site T35 development offer up a suitable Alternative Site SP334 Extended. See marked up copy of current edition of 1:2500 OS Map 3693 - 3793 (Extract) Dated 1974, and the copy extract of the same map with Field Numbers identified in the 1974 edition.

The AP 334 Extended land are marked up amounts to approximately 7 acres. The Field # involved in this marked up recommendation are part of 6623, 7536, 8045, 8848, & 8756

All the land can be designated a "Brownfield Site". The land may be owned in part by Manora, and the owner of the rest who is unknown. The land is untended, rough, overgrown, and not maintained in any way.

It is an ideal site for an Affordable Homes Development.

The site is a logical extension of the existing Maes Cynfor Council Estate administered by Anglesey County Council.

In fact the land designation in the marked up area on the coloured current 1:2500 OS Map extract was at one time owned by ACC, and designated as such, a location for the future construction of more Council Houses until Mrs Thatcher intervened to veto Council construction of Council Houses. (A stupid political act if ever there was one).

Hence it would be a natural logical continuation of a public Council Housing Zone to build the 71 houses specified for Cemaes in the JLDP allocation.

The Maes Cynfor access road provides immediate available access to the site SP334 Extended.

The ACC/JLDP critical comment on SP334 was that there was no access, (or the access was unsuitable). I challenge this assessment. The current access to the Manora House is, granted and unadopted, un made up "track". BUT, the access to the "track" from the Maes Cynfor access road is used safely and efficiently by "Manora" for both access and egress.

By appropriate Civil Engineering design and construction making use of the available contours a suitable safe, efficient, useable access road can be constructed to serve the site as a direct continuation of the Maes Cynfor access road.

I am prepared to provide the service of a professional Civil Engineer to confirm this assessment of access road suitability if you so desire it. The Engineer concerned was part of the team that constricted the A55.

SO let us hear no more about "Unsuitable access"
(Continued over leaf).

Objective # (1) -(Continued).

The land in SP 334 Extended is more or less level in the Manora plot but continuing in a Northerly direction the land develops a gradient falling from East to West from the Maes Cynfor access road, and the road across the frontage of the existing most Westerly houses and maisonettes, to the stream boundary of the site.

There is no difficulty presented in building along the North/South Contours to achieve the planned numbers of Affordable Houses and their density.

The stream is a small land drainage stream or ditch which leads from a culvert on the A5025 close to Brookside Garage and Bethesda chapel. On the map the stream goes underground for a short distance before reappearing as an "issua" and continuing to the culvert under the Little Beach Road.

I have no evidence of flooding taking place on this stream. However if the culvert under the Little Beach Road became blocked the stream would back up. It is the responsibility of the Water Authority, and Anglesey County Council, to ensure that the Culvert is clear at all times.

The risk of flooding - if it is so assessed - is low and minor. The same flood risk assessment was carried out for the same stream at the time the Affordable Houses were built on the Maes Capel Estate adjacent to Bethesda Chapel by John Pritchard - Builder.

The centre of the SP334 Extended site is some 350 m from the Maes Capel Affordable houses.

The 8 Affordable House were built in a straight terrace parallel to the stream immediately adjacent to the A5025. The rear walls of these houses are about 7 m from the stream. The ground floors were lifted above the assessed possible flood plain by raising the houses above ground level on stub walls which left accessible air space below the buildings. Similar construction arrangements can be made for any North/South Terrace of Affordable Houses constructed near the stream.

Some trees have been planted at the North End of S-334 Extended. The trees are not in a happy healthy state but by building just short of the trees the habitat can be preserved.

There will be no significant loss of hedgerows. There might be some loss of habitat for small birds and small mammals. This is not significant.

There is no information available to indicate whether the land has been designated for any purpose.

Thomas Conway

10/03/2016

2 of 2
TC



1:2500 OS MAP 3693-5793 (Extract)





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	Your details/ Your client's details	Agent's details (if relevant)
Name	THOMAS CONWAY	—
Address	[REDACTED]	
Postcode	[REDACTED]	
Telephone Number	[REDACTED]	
Email address	[REDACTED]	

Guidance Note.

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Question 2dd and 2e seeks your views on the soundness of the Joint Deposit Plan. The tests of soundness and additional information on how they are applied are detailed on the last page of this form.

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Where a group shares a common view on how it wishes the Deposit Plan to be changed, the Councils will accept a signed petition. In submitting a representation form on behalf of a group, the representation form should include the contact details of a lead individual at Section 1 and the comments should be clearly set out on the representation form. The signed petition should state clearly how many people are being represented and how the representation has been authorised. Signing a petition does not prevent the submission of individual forms.

PART 2: Your Comments and Suggested Changes. (Please use one Part 2 section for each comment that you wish to make)

2a. Which part of the Deposit Plan are you commenting on?	
Policy number (please specify)	All items relating to Cemaes
Paragraph number (please specify)	
Proposals/ Inset Map (please specify ref no.)	
Constraints Map	
Appendices (please specify)	

2b. Are you objecting or supporting the Deposit Plan?			
Objecting	☒	☐	Supporting
			☐

2c. Please provide details of your representation on the Deposit Plan.
See attached documents dealing with 5 specific objections each identified separately. We object to the arbitrary extension of the boundary of Cemaes without prior notice and consultation with the Community, the Community Council, and all three Councillors for Trecelyn. All just for the convenience of the ACC Housing Department interventions - for which there was subversive deceitful consultation T35 is objected to - see papers These views represent those of the Ffordd y Ffryn and Llanysgubor Residents Group Please use additional sheet if necessary. Please state how many additional sheets have been used..... See Folder

2ch. If your response to 2c above exceeds 100 words, please provide a summary (no more than 100 words).

See objections in the attached documents

2d. Please detail the changes you wish to see made to the Deposit Plan.

Cancel extension of Census Boundary
for T35
Cancel T35 proposed Affordable Housing
Development
Cease all developments in Census Bay until
the sewage works modifications and improvement
are completed. Then reassess all the Census & A sites
Reassess all the Census & A sites
Candidate Sites and Rural Exception Sites must
have individual Planning Consents before inclusion
in any local Development Plan

2dd. Is the Deposit Plan sound?

Yes



No



2e. If you think that the Deposit Plan is unsound which test of soundness do you think that it fails?
(Please tick below). More details are provided at the back of this form.

Procedural				Consistency								Coherence & Effectiveness							
P1	☐	P2	☐	C1	☐	C2	☐	C3	☐	C4	☐	CE	☐	CE	☐	CE	☐	CE	☐
												1		2		3		4	

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Part 3: What Happens Next?

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3a. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.

☐

I want to speak at a hearing session.

☒ YES

3b. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.

All the topics raised in the Sustainability Appraisal presentation is necessary to ensure views of Llandudnod and surrounding are not manipulated by AEC

3c. Would you like to be informed about the following (Please tick the relevant boxes)

Submission of documents and evidence to the examination

☒ YES

Publish Inspector's report

☒ YES

Plan's adoption

☒ YES

If additional documents have been provided to support your representations, please list below:

Items 1, 2, 3, 4, and 5 in the attached folder

It is impossible to complete the Sustainability Appraisal
The consultation phase is inadequate for this purpose

Signed:

Dated:

30 March 2015

THANK YOU FOR YOUR COMMENTS ON THE DEPOSIT PLAN

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Test of Soundness

Test	Procedural Tests
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P2	The plan and its policies have not been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
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	Coherence and Effectiveness Tests
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